



April 26, 2005

Steve Lynch  
City of Sunnyvale Planning Department

RE: Written Description of Grace Adult Day Health Care (ADHC) Center for  
proposed expansion

Dear Steve,

This letter is to provide additional details for the increase in participant capacity at Grace Adult Day Health Care (ADHC) Center located at 1197 E. Arques Ave. Our existing capacity is 90 participants per day and we would like to increase this to 200. As detailed below, this will have **no impact** what so ever on the buildings fire safety, parking, traffic, and surrounding environment.

- The building has been equipped with remote fire alarms, sprinklers, etc. and has been approved for up to 300 participants by Sunnyvale Fire Dept.
- Grace ADHC is not a Day Care Center. **All our participants are frail elderly and are using Grace's free shuttle vans or Outreach Paratransit.** Some are dropped-off and picked up by family members. Therefore, no additional parking spaces would be required.
- The Grace's vans will not be parked at the site overnight.
- **No changes to the vans traffic pattern will be required** since no additional vans will be required.
- **The available 34 parking spaces for Grace ADHC will be sufficient for this planned expansion.** We are currently using around 20 spaces for the staff and expect to use no more than 10 additional spaces. Grace ADHC is the only suitable tenant for this building due to the limited existing parking spaces and our requirements.

### Use Description

Grace ADHC provides the frail elderly population with full range of health care, rehabilitative, social, psychological, related support services, balanced catered meals and door-to-door transportation. Participants spend time with people of similar age and background and participate in therapeutic recreational and social activities that encourage



healthy, independent lifestyle - all under one roof and supervision of skilled and caring professionals. By attending Grace ADHC program a person could maintain or improve their health and physical abilities and avoid premature institutionalization in a nursing home or other higher level of care.

Grace ADHC is for the adults age 65+ in Santa Clara County who receive Medi-Cal benefits. Currently, there are over 35000 qualified people age 65+ in the County with only four existing ADHCs which can hold around 400 adults. In addition, there is a severe shortage in adult caregivers and nurses. Attendance at Grace ADHC provides respite for the caregiver and an opportunity for independent socialization outside of the home for the person receiving care.

### **Condition of Participants**

Individuals attending the center may be eligible:

1. If they have a medical condition that requires treatment or rehabilitative services prescribed by a physician.
2. A physical and/or mental impairment that handicap activities of daily living, but not so serious as to require 24-hour institutional care.
3. A reasonable expectation that preventative services will maintain or improve the present level of functioning.
4. A high chance of further deterioration and probable institutionalization if ADHC services were not available.

### **Services Provided**

Here are some of the services that will be provided by the professional staff at Grace ADHC Center:

#### **Nursing Care**

- Monitoring health status
- Assistance with medications
- Personal care (e.g. assistance with toileting and grooming)
- Health education
- Liaison with personal physician

#### **Rehabilitation**

- Physical therapy
- Occupational therapy
- Speech therapy

- Group exercises
- Assistance with obtaining therapy equipment

### **Nutrition**

- Dietary consultation
- Nutritional education
- Nutritionally balanced hot meal catered daily

### **Social Work**

- Psychosocial assessments
- Individual counseling
- Family counseling
- Liaison with community agencies
- Support groups

### **Recreation**

- Field trips
- Arts and crafts
- Music programs
- Table games
- Movies
- Dancing
- Holiday celebrations
- Birthday parties

### **Food and Kitchen**

Food will be catered in and there will be no cooking on the premises. The food will be delivered daily and will be served from the kitchen shown on the floor plan. **There will be an oven and microwaves to keep the food warm before serving.**

### **Hours of Operation and Maximum Capacity**

The center will be open to participants from **9:00 to 3:00, Monday to Friday**. There will be no over night stays for participants and/or staff.

### **Transportation**

As part of the ADHC license requirements, door-to-door transportation must be provided for all participants everyday. Currently, we are using 4 shuttle vans to transfer all participants.

The transportation will be provided by a qualified local vendor. There are 4 shuttle vans which hold up to 22 passengers each. The vehicles will be parked at the vendor's site and will not be kept at the Grace center over night.

### **Parking Requirements**

Our pro-rata share of the parking spaces is 34 out of the existing 74. This is calculated according to the square footage of use for each tenant.

<b>Total Available Parking</b>	<b>Spaces</b>
Standard	55
Compact	15
Handicap	4
<b>Total</b>	<b>74</b>

<b>Our Pro-Rata Share</b>	<b>Spaces</b>
Standard	31
Compact	1
Handicap	2
<b>Total</b>	<b>34</b>

- **All participants use the center's free transportation service or Paratransit service. The other alternative is for the family members to drop off and pick up participants.**
- **There will be no impact on surrounding traffic, parking, or transportation by this request to increase capacity. All participants are frail elderly and can not drive. Our staff will require around 30 spaces at full capacity.**

**Breakdown of Square Footage For Grace ADHC Center****Space Breakdown for 1197 E. Arques**

<b><u>Type of Space</u></b>	<b><u>Sq. Ft.</u></b>
Office	1785
Dining	2860
Kitchen	288
Restrooms	576
Physical Therapy	352
Lobby	430
General Activity/Games/Hall Ways	3600

**Planned Expansion Space**

Activity Room	2760
Storage	400
Server Room/Janitorial/storage	272

**Prior Use and Tenant**

The building was last used as office and R&D by the prior tenant, ComTier Company. They vacated the space in November of 2002.

**Adjacent Tenants in This Building**

The adjacent space to 1197 E. Arques is occupied by US Health Work Medical Group. They occupy 8067 square feet and are subleasing part of this space to Dr. William King. Their use is medical office and physical therapy. No labs or hazardous chemicals are used.

**Fire Prevention**

The building has a fire clearance from City of Sunnyvale for up to 300 participants.

Grace ADHC is licensed by California Department of Health Services and California Department of Aging. The required fire code is E3.

There is no cooking in the kitchen. Food will be catered, but there is an oven and a microwave to keep the food warm until it's served.

Panic bars (push rods) are installed on all doors for the large dining room.

Fire Extinguishers are provided.

Occupant load sign are provided.

Emergency lightings are installed.

There will be no major floor plan modifications (no constructions) hence no sprinkler modification should be required.

Fire Alarm and central station monitoring system is installed.

**Water and Sewer System**

The building is connected to the City of Sunnyvale Sewer System. Please see the attached bill.

There is one water meter for the entire building. Please see attached bill.